

\*\*\* DRAFT \*\*\*\*

Brewster Village Planning Board Meeting  
April 28, 2009  
Minutes

In Attendance

David Kulo  
Renee Diaz  
Rick Stockburger  
Kathleen Meyerson

Absent: Mark Anderson

Anthony Mole, *Council*

1. Pledge to the Flag
2. Call to order

7:40 pm

Motion to open the meeting: David Kulo  
Motion Seconded by Kathleen Meyerson

AYES: 4      NAYS: 0

David Kulo – First, I want to welcome our new member to the Planning Board, Renee Diaz. This meeting has been delayed a few minutes to wait for Shari. Since our assistant has not arrived – I will take notes. In addition, there is no recording device.

3. New Business

**538 North Main Street** – James Nixon

David Kulo – Mr. Nixon, before you present your concept plans, I want to state that fees for this application have not been received to date. There is no fee for the concept meeting this evening. You may present to the PB an overall of the plan and allow us to share recommendations etc. to get this going forward. James Nixon – We are fully prepared to submit payment as soon as tomorrow. David Kulo – That is fine, but I do want to make you aware of the fee beforehand, since this Board and the resources of the Village cannot be used until payment is received. This is in no way to single out this application, , but rather, we on the PB, want to make all new applicants - ongoing - aware of this in order to avoid the misunderstandings we have experienced in the past. With that, please proceed.

James Nixon – The site plan is similar to the site plan that was approved in 2007. The new building will be situation on the same footprint with the exception of adding a depth of 12 ft. The 2 story commercial building will serve a similar function, such as a pizza restaurant on the main floor - the second floor devoted to storage. This site plan complies with zoning regulations. Since this proposal will be nearly the same, anticipated parking needs will also be the same – 12 spaces for parking – with 4 spaces available on site. The remainder will be street parking, which has served the prior business well since parking is mainly short term. A change from the previous plan in 2007 is no easements will be sought to accommodate parking. David Kulo – How will the second floor be finished? It will be fitted with electric, plumbing, heating etc.? James Nixon – The second floor will be open – no rooms or partitions and will have some utilities installed to avoid costly installations later. Fire proofing buffers will be installed between floors. Rick Stockburger – And what about parking for future use (upstairs)? James Nixon – We will leave such considerations open. It is possible future use may be an office or apartment – we do not know. Rick Stockburger – The second floor will be used for something other than storage, which will require more parking, depending upon the use. James Nixon – At such time we would come before the PB with an application. Rick Stockburger – What precedent are we making here? If we approve this site plan, what about other properties that wish to add a second floor as well? Why should we grant such approval to this particular property? The ZBA will need to grant a variance anyway.

Bill Ratajack (audience) I want to make an objection for considering this project, when the parking situation on North Main is intolerable. What are the PB's plan for parking on North Main. Anthony Mole – This is not a public hearing. Bill Ratajack – Then am I allowed speaking and voicing my objections? Isn't this meeting public? David Kulo – This meeting is public and you are allowed to share your opinions. I wish to remind everyone that this is only a concept meeting

James Nixon – The building on the site will be demolished and replaced with such 2 story building (described).

David Kulo- I wish to address the impact of the second floor. We have on this same street nearby, a similar site in which the one floor was utilized and dormers were added to make the building more appealing. Would you consider modifying your plans so that the parking issue can be removed? Is it really worth the added cost of a second floor when a parking remedy for its future use remains unresolved? I think you should reconsider this project and its impact on this street and neighboring properties. Right now, I see this project going down the same road as the first, with the acquisition of off site easement rights for parking. Rick. Stockburger is correct in addressing the precedence we set here and the fairness that we must grant to all properties in the neighborhood. You will need to be prepared to address potential public critics of this plan as well as this Board.

The position of the PB for applicant to go to ZBA.

Bill Ratajack – When is this Board prepared to deal with the parking problem on North Main? Rick Stockburger – The Village Board of Trustees has the authority – I would suggest you go to them to voice your concerns. David Kulo – The PB is under no illusions of the parking problems and we understand your concerns. we are not elected officials charged to resolve parking issues – we would have go to the Trustees as you would.

4 **Approval of Minutes** - David Kulo – We do not have the minutes for January 20, 2009 to approve. Rick Stockburger – I can accept the Minutes for February 24, 2009 - with some spelling corrections.

Motioned by: Rick Stockburger

Motion Seconded by: Kathleen Meyerson

AYES: 3 NAYS: 0 ABSTAIN: 1

5. Close Meeting

Motioned by: Rick Stockburger

Motion Seconded by: Renee Diaz

AYES: 4 NO: 0

Time: 8:30 pm